

ORDINANCE NO. 20080821-048

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3715 SOUTH 1ST STREET IN THE DAWSON NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-V-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to general office-vertical mixed use building-conditional overlay-neighborhood plan (GO-V-CO-NP) combining district on the property (the "Property") described in Zoning Case No. C14-2008-0105, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 6.26 acres of land composed of

Lots 1-3, Block A, Williamson Subdivision Section 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 179;

The south one-half of Lot 3, Fortview Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Book Z, Page 606, Deed Records of Travis County, Texas; and,

1.03 acres of land, more or less, out of Block 4, Fortview Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Book Z, Page 606, Deed Records of Travis County, Texas,

locally known as 3715 South 1st Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2 (*Dimensional and Parking Requirements*).
- B. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- C. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum impervious cover is 65 percent.
- B. Access from the Property to Post Road Drive is limited to one drive-way cut.
- C. The following uses are prohibited uses of the entire Property:

Urban farm	Congregate living
Counseling services	Guidance services
Communication services	Convalescent services
Hospital services (limited)	Communication service facilities
Medical offices (exceeding 5,000 sq. ft. gross floor area)	

D. For the area beginning at a point 150 feet from the right-of-way of South 1st Street and beyond, the following conditions apply.

1) The following uses are prohibited uses of the property:

Administrative & business offices	Art gallery
Art workshop	Business or trade school
Business support services	Off-site accessory parking
Medical offices (not exceeding 5,000 sq. ft. gross floor area)	Personal services
Professional office	Printing and publishing
Hospital services (general)	Software development

2) The following uses are conditional uses of the property:

College and university facilities	Cultural services
Day care services (commercial)	Local utility services
Private primary educational facilities	Safety services
Private secondary educational facilities	

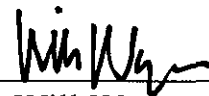
PART 5. The Property is subject to Ordinance No. 011206-10 that established the Dawson neighborhood plan combining district.

PART 6. This ordinance takes effect on September 1, 2008.

PASSED AND APPROVED

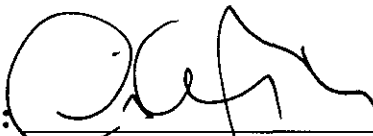
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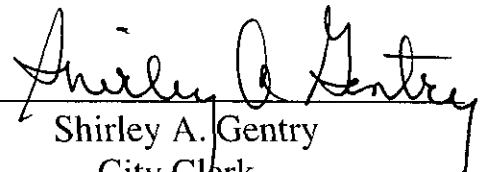
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

